

MARKET STREET AT DC RANCH BUILDING T DRB NARRATIVE

OVERVIEW

DMB Market Street LLC, an Arizona limited liability company ("DMB"), is the master developer of the property located at the southeast corner of Pima Road and Thompson Peak Parkway (the "Property") within the DC Ranch community (the "Community"). DMB has developed the Property as a commercial center with a mixture of tenants designed to enhance and complement one another while catering to an upscale, Scottsdale environment.

The Property is zoned Planned Neighborhood Center ("PNC") and Commercial Office ("CO") with a Planned Community Development ("PCD") district overlay. The PNC and CO zoning with a PCD overlay is designed to provide a hub of activity and a focal point for a given community as well as to provide a mixed-use atmosphere of day and nighttime activities. The Property is governed by the DC Ranch Development Agreement, which was amended from the City of Scottsdale Zoning Ordinance to allow more diverse uses within the Community.

REQUEST

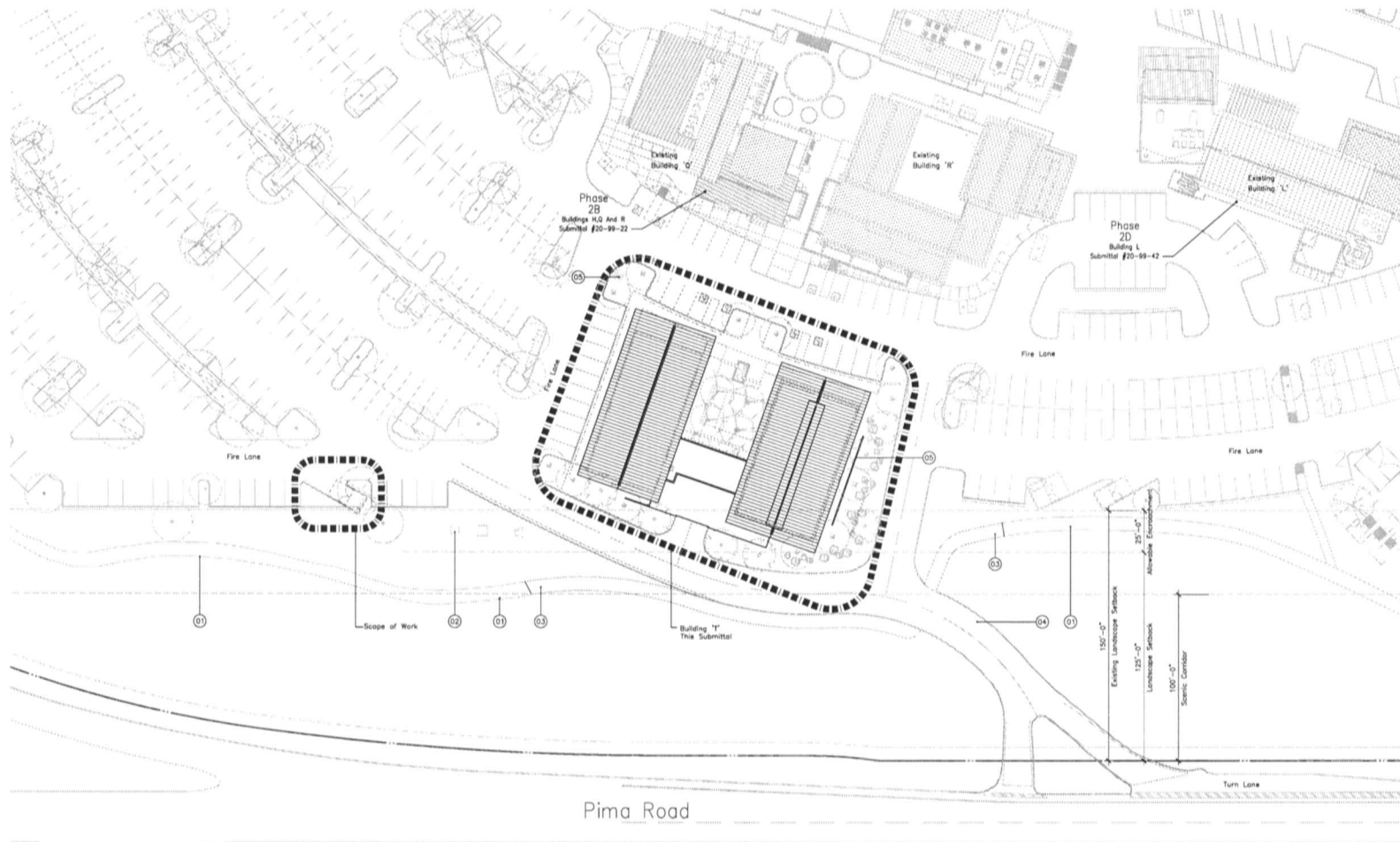
The purpose of this application is to obtain approval by the Development Review Board for a site plan, elevations, and landscape plan for Building T, which is located on the last remaining vacant piece of land within Market Street. Anticipated uses within the approximately 9,500 square foot building include retail and/or restaurant, which will compliment and enhance current uses throughout Market Street and the City of Scottsdale. There is the potential to add 1,000 square feet for either indoor or outdoor use.

THEMATIC DESIGN

Since Building T is the final building to be developed within Market Street, open space, landscaping, and parking requirements are to be calculated from and applied to Market Street as a whole. Market Street has a 100 foot average scenic corridor setback and a 150 average landscape buffer along Pima Road. The overall Community has approximately 420,000 square feet of open space. Some parking will be provided directly adjacent to Building T; however, the majority will be provided within Market Street per the approved Market Street Master Parking Plan. Architecture, building design/orientation, and landscaping will be complementary to existing development within Market Street.

SUMMARY

The development of Building T will solidify the overall development of Market Street as a unique commercial center serving both DC Ranch and the City of Scottsdale. The proposed uses at Building T will be in conformance with the approved PCD zoning governed by the DC Ranch Development Agreement. The overall design of Building T will blend seamlessly with existing Market Street development and the proposed Building T uses will complement and enhance existing Market Street uses.



Site Information:

Site Information

Zoning: P.N.C. & CO
Net Lot Area: 1,553,731 sf

Parking Requirements

Parking to be provided per the approved Master Parking Plan for DC Ranch, Market Street

Open Space

Total site area = 1,553,731 sf
Total open space required = 1,553,731 sf x .27% = 419,512 sf
Total open space provided = 505,127 sf

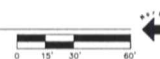
Frontage open space required (one half required open space) = 209,756 sf
Total frontage open space provided = 360,027 sf

Vicinity Map



01 Site Plan

Scale: 1" = 30'-0"



Keynotes:

- 01 Existing Trail
- 02 Existing Utility Cabinets
- 03 Proposed Trail
- 04 Proposed Access to Soffway
- 05 Existing Fire Hydrant
- 06 4'-0" Tall Precast Concrete Screen Wall

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Circle West

Revised

Per Review No. 583 P.A. 2006
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Drawn By / Checked By: MHC

Project No. 220214
Civil No. 220214
Scale: 1" = 30'-0"
Submitted Date: 09/11/06

PRELIMINARY DRAWINGS
PLANIMETER & SCENIC VIEW
SECTION & ELEVATION VIEW
PERSPECTIVE & SECTION VIEW
PERSPECTIVE & SECTION VIEW

Site Plan

A1.02

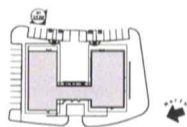
Building 1, Market Street
SCOTTSDALE, ARIZONA

90-DR-2006
9/14/2006

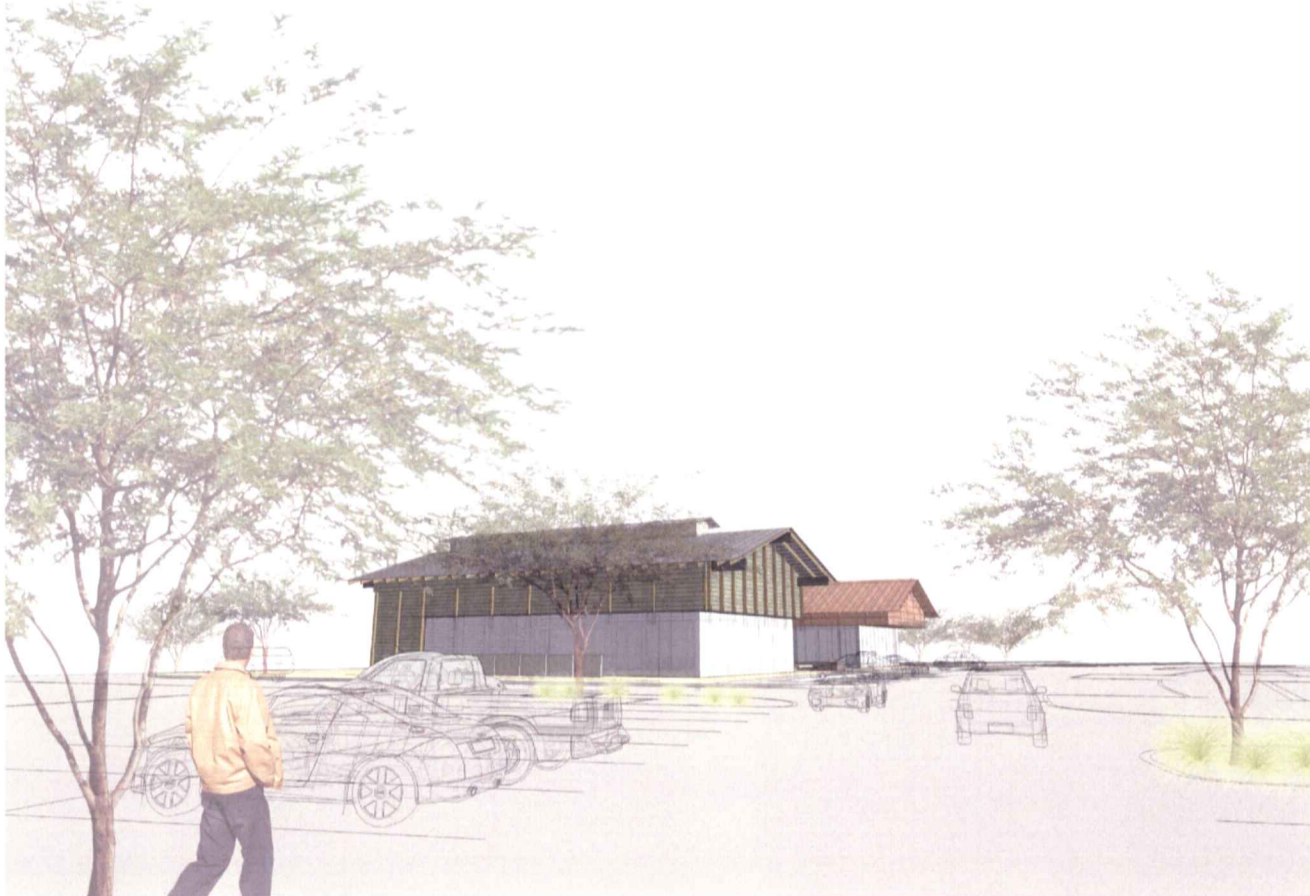


01 Building T - Perspective
Scale: n.l.s.

Key Plan:

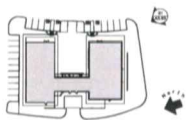


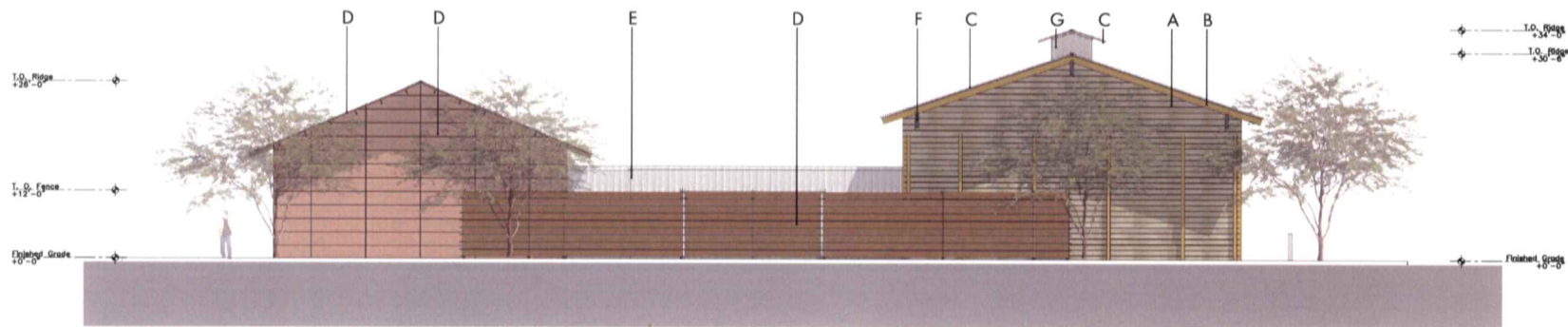
Building T, Market Street NORTHERN ARIZONA	Sheet No. A3.05	<input type="checkbox"/> PRELIMINARY DRAWINGS <input type="checkbox"/> PLANNING & ZONING REVIEW <input checked="" type="checkbox"/> DESIGN REVIEW BOARD <input type="checkbox"/> PRELIMINARY TECHNICAL REVIEW <input type="checkbox"/> MEET DRAWINGS	Project No. 05114 Civil No. 05114 Submitted Date 09/13/06	Plan Review No. 583-A-2006 Plan Review No. _____ Drawn By / Checked By MAC	Revision _____ _____ _____	ARCHITECT Circle West	CIVIL Circle West Architects, LLC 1000 North McDowell Road, Suite 100 Mesa, AZ 85201 Phone: 480.271.7000 Fax: 480.271.7001
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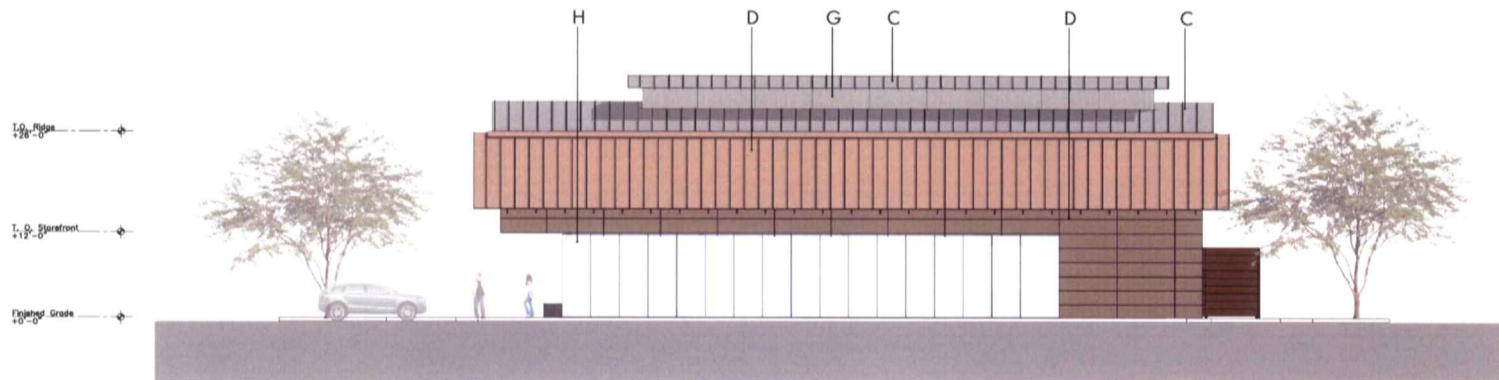
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Key Plan:



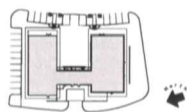


01 Building T - West Elevation
Scale: 1/8"=1'-0"

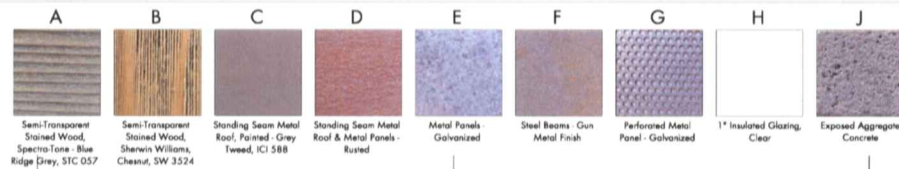


02 Building T - North Elevation
Scale: 1/8"=1'-0"

Key Plan:



Materials:



Circle West
A3.02

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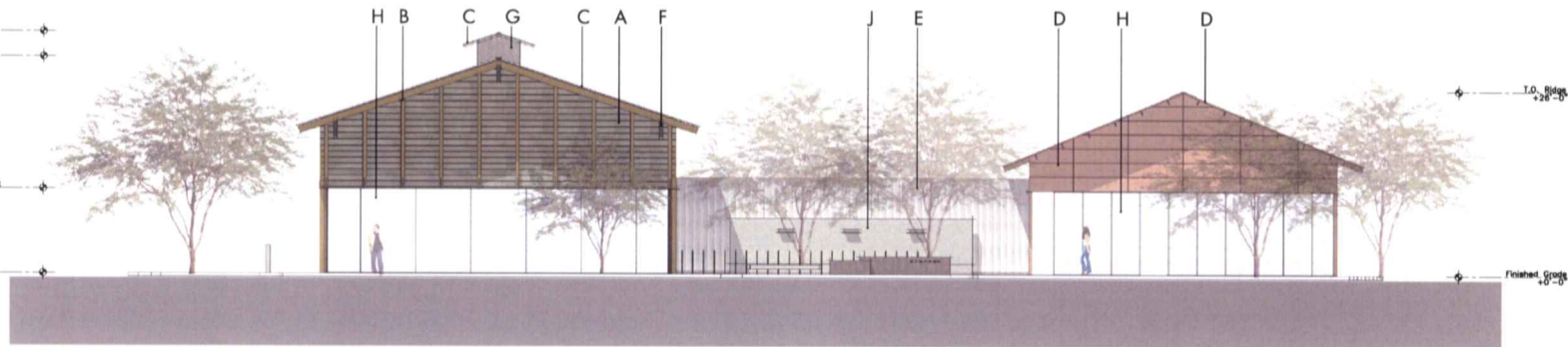
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A3.02

T.O. Ridge
+34'-0"

T.O. Ridge
+30'-0"

T.O. Stairroom
+12'-0"

Finished Grade
+0'-0"



01 Building T - East Elevation
Scale: 1/8"=1'-0"

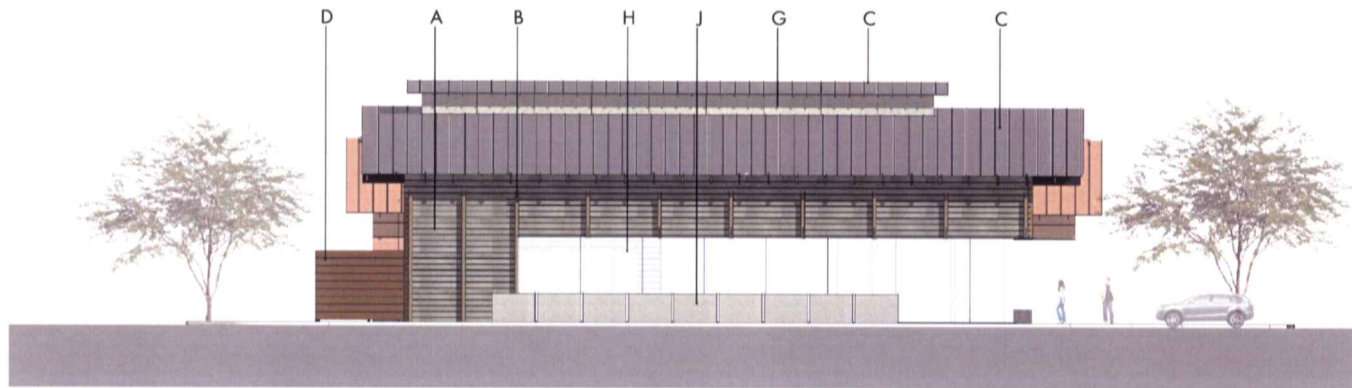


T.O. Ridge
+34'-0"

T.O. Ridge
+30'-0"

T.O. Fence
+10'-0"

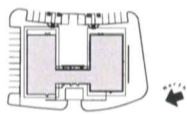
Finished Grade
+0'-0"



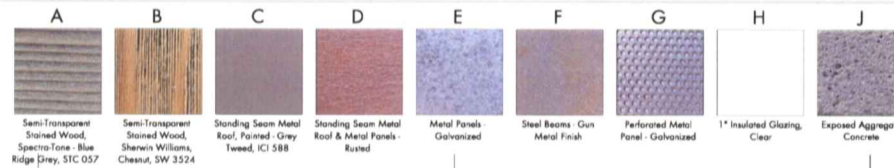
02 Building T - South Elevation
Scale: 1/8"=1'-0"



Key Plan:



Materials:



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